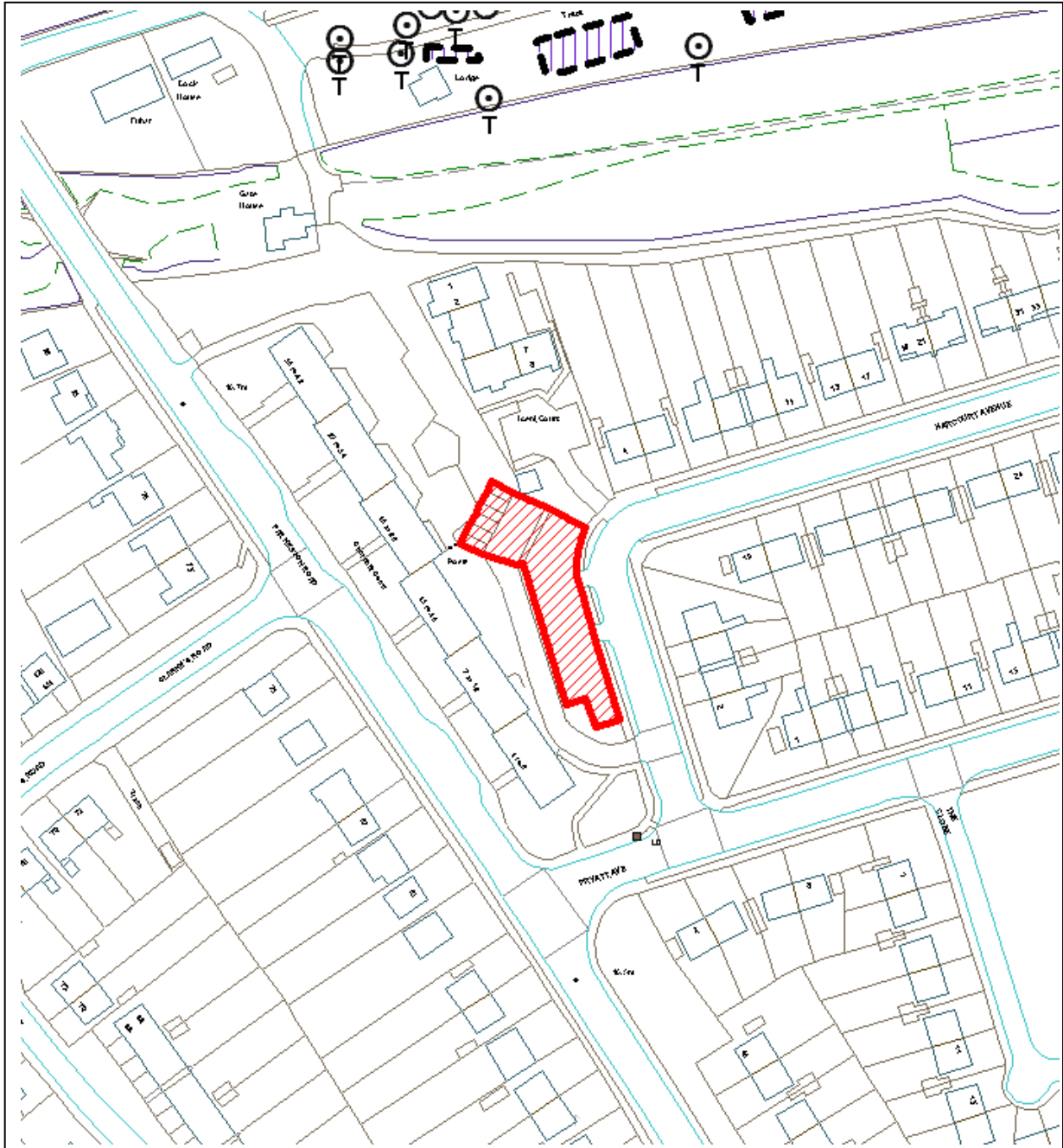


PLANNING COMMITTEE

8 MARCH 2011

REPORT OF THE INTERIM HEAD OF PLANNING

A.3 PLANNING APPLICATION – 10/01470/FUL – CHURCHILL COURT, PARKESTON ROAD, DOVERCOURT



DO NOT SCALE

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Application:	10/01470/FUL	Town / Parish: Harwich Town Council
Applicant:	Tendring District Council	
Address:	Churchill Court Parkeston Road Dovercourt	
Development:	Demolition of existing garages and associated works.	

1. Executive Summary

The site is owned by Tendring District Council and the application relates to demolition of two existing blocks of garages to the rear of Churchill Court, a large four storey block of flats fronting Parkeston Road. Garage block one is set into the retaining wall below Harcourt Avenue. The garages have been vacant for around five years due to safety concerns and the top of garage block one is fenced off to prevent access. The proposal to demolish the garages and create a grass bank will result in a significant visual improvement. The garages have not been used for around five years and are too small to comply with the garage dimensions in the adopted parking standards. There is therefore no objection on parking grounds.

Recommendation: Approve

Conditions:

- **Standard 3 year time limit**
- **List of approved plans**
- **Details of retaining structure abutting highway**
- **Closure of existing vehicular accesses on Harcourt Avenue**

Reason for approval:

In approving this application the local planning authority has taken account of the development plan policies and/or proposals listed and it considers that the proposed development is in accord with those policies and does not harm public amenity.

2. Planning Policy

National Policy:

PPS1 Delivering Sustainable Development

Local Plan Policy:

Tendring District Local Plan (2007)

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1a Development Affecting Highways

Core Strategy and Development Policies Proposed Submission Draft (2010)

DP1 Design of New Development

3. Relevant Planning History

None

4. Consultations

Harwich Town Council No objection

Essex County Council Highways No objection subject to two conditions requiring detailed plans of construction materials and calculations for the proposed retaining structure abutting the highway; and permanent closure of two existing vehicular accesses on Harcourt Avenue.

5. Representations

No neighbour comments have been received.

6. Assessment

The main planning considerations are the impact upon visual amenity and affect on highway safety.

Context

6.1 Churchill Court is a large four storey block of flats owned by Tendring District Council which fronts Parkeston Road. Garages are located to the rear of the building with garage block one set into the retaining wall below Harcourt Avenue with garage block two opposite. The garages have been vacant for around five years due to safety concerns and the top of garage block one is fenced off to prevent access.

Impact upon visual amenity

6.2 The current appearance of the site is very poor with the garages boarded up and fenced off from Harcourt Avenue. The proposal to remove the fencing, demolish the disused garages and create a grass bank will result in a significant visual improvement. Bollards are proposed alongside the footpath on Harcourt Avenue to prevent vehicular access to the bank with handrails around the site of garage block two to define the change in levels.

Highway safety

6.3 The garages have not been used for around five years and are too small to comply with the minimum garage dimensions in the adopted parking standards. There is therefore no objection on loss of parking and resultant impact on highway safety. Existing parking is also available to the rear of the garage block two and underneath the flats.

6.4 A condition is recommended, as requested by the Highway Authority, requiring detailed plans of the construction materials and calculations for the retaining structure so their engineers can ensure it is sufficient to support the highway on Harcourt Avenue.

Background Papers

None